

Monday, September 08, 2014

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

ROLL CALL:**PRESENT: Aeron Arlin-Genet, Ellen Carroll, Frank Honeycutt and Leslie Terry****ABSENT: Kami Griffin****PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

No one coming forward.

CONSENT AGENDA

2. June 2, 2014 SRB DRAFT Minutes
3. July 7, 2014 SRB CANCELLED Minutes
4. August 4, 2014 SRB CANCELLED Minutes

Consent items 2 through 4 are approved via voice vote by the County Subdivision Review Board and is available on file at the Planning and Building Department

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami				
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

HEARINGS

5. Hearing to consider a request by **BRUCE VANDERVEEN** for a Vesting Tentative Parcel Map (CO13-0016) to subdivide an existing 4.78 acre parcel into four parcels ranging in size from 1.11 acres to 1.67 acres each for the purpose of sale and/or development. The proposal also requests an adjustment to Title 21 (the Real Property Division Ordinance) regarding undergrounding of utilities. Due to the existing PG&E transmission lines running through the site, the applicant is requesting that these lines remain overhead. The project includes off-site road improvements to Montclair Place and El Campo

Road. The subdivision will create one on-site road. The project will result in the disturbance of approximately 10,000 square feet of the 4.78 acre parcel for road improvements. Additional disturbance will occur as the parcels are developed. The proposed project is within the Residential Suburban land use category and is located at 2434 Montclair Place, on the northeast corner of the intersection of Montclair Place and El Campo Road, within the Palo Mesa Village reserve line, approximately three miles south of the community of Oceano. The site is in the South County (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 17, 2014 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Public Services and Utilities, Recreation, Transportation and Water and are included as conditions of approval.

County File Number: SUB2012-00029

Assessor Parcel Number: 075-151-018

Supervisorial District: 4

Date Accepted: March 18, 2014

Stephanie Fuhs, Project Manager

Recommendation: Approve

Stephanie Fuhs, Project Manager: presents proposed project.

Gordon Hensley, Coastkeepers: provides and reviews handout also, discusses reasons to deny proposed project.

Robert Winslow, agent: states is available for questions.

Whitney McDonald, County Counsel: clarifies this body does act as the approving body on this project, unless it is appealed to the Board of Supervisors.

Frank Honeycutt: questions the condition regarding the supplemental water fee and what is that fee amount being charged elsewhere with Stephanie Fuhs responds.

Frank Honeycutt: questions County Counsel if a fixed dollar amount should be added with Whitney McDonald, County Counsel responding.

Aeron Arlin-Genet: requests clarification on the water issues and are there any other limitations that occur at the water level severity 3 with Stephanie Fuhs responding.

Frank Honeycutt: discusses the water issue now and in the future.

Aeron Arlin-Genet: states concern with the change of two dwelling units to eight.

Bill Robeson, Planning Staff: offers an option of adding a condition only allowing one primary house allowed on each parcel.

Discussion among members.

Stephanie Fuhs: discusses the South County Basin and the pipeline project.

Aeron Arlin-Genet: questions option to add a new condition with only primary units available. Stephanie Fuhs, Project Manager: offer language for new condition.

Frank Honeycutt: questions when adding new condition aren't findings needed with Stephanie Fuhs, responding.

The Subdivision Review Board adopts Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves Document Number: 2014-008_SRB granting Vesting Tentative Parcel Map (SUB2012-00029/CO13-0016) to BRUCE VANDERVEEN based on the Findings A through M. in Exhibit A and subject to the Conditions 1 through 29 in Exhibit B. adopted.

Motion by: Frank Honeycutt

Second by: Ellen Carroll

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami				
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron		x		
Terry, Leslie	x			

6. Hearing to consider a request by **BOLLAY LIVING TRUST** for a Parcel Map modification (CO 99-0108) to modify the building site/envelope location on Parcel 1, a 3.1 acre parcel. The proposed modification would reduce the building site/envelope from one 0.88 acre area to two separate areas totaling 0.72 acres. The proposed project is within the Residential Suburban land use category and is located at 310 Squire Canyon Road, approximately 1.25 miles east of the community of Avila Beach. The site is in the in the San Luis Bay Inland (north) sub area of the San Luis Obispo Planning Area. The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Mitigated Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; and 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration has been identified. No new mitigation measures have been proposed.

County File Number: S980249P

Assessor Parcel Number: 076-272-082

Supervisory District: 3

Date Accepted: July 21, 2014

Morgan Torell, Project Manager

Recommendation: Approval

Morgan Torell, Project Manager: presents proposed project. Also, discusses the proposed revised conditions.

Emily Baranek, Agent: states available for questions.

The Subdivision Review Board approves Document Numer: 2014-009_SRB granting Parcel Map modification (S980249P/CO 99-0108) to BOLLAY LIVING TRUST based on the Findings A through E. in Exhibit A and subject to the Condition 1 through 3 in exhibit B; with the modified Conditions as received in the memo dated September 4, 2014. adopted

Motion by: Leslie Terry

Second by: Aeron Arlin-Genet

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami				
Carroll, Ellen	x			
Honeycutt, Frank	x			

Arlin-Genet, Aeron	x			
Terry, Leslie	x			

7. Hearing to consider a request by **CLAYTON A POTEETE / OFF THE GRID LLC** for a Lot Line Adjustment (COAL 13-0040) to adjust the lot lines between two parcels of approximately 142.1 and 161.3 acres each. The adjustment will result in two parcels of approximately 140.4 and 163.0 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at 1991 and 2220 Noel Way, approximately 1.5 mile northeast of the intersection of Noel Way and Van Gordon Creek Road, northeast of the village of San Simeon. The site is in the North Coast planning area. This project qualifies for a General Rule Exemption under CEQA.

County File Number: SUB2012-00049

APN(s): 011-291-027, 013-021-011 & 012

Supervisory District: 2

Date Accepted: May 1, 2014

Jo Manson, Project Manager

Recommendation: Approve

Jo Manson, Project Manager: presents proposed project.

John Sanders, agent: available for comments.

The Subdivision Review Board approves Document Number: 2014-0010_SRB granting Lot Line Adjustment (SUB2012-00049/COAL 13-0040) to CLAYTON A POTEETE / OFF THE GRID LLC based on the Findings A through C. in Exhibit A and subject to the Conditions 1 through 11 in Exhibit B. adopted

Motion by: Aeron Arlin-Genet

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami				
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

8. Hearing to consider a request by **GARY KARNER** for a Lot Line Adjustment / Coastal Development Permit (COAL 13-0103) to adjust the lot lines between three parcels of 2,272, 2,757 and 18,612 square feet each. The adjustment will result in two parcels of 9,108 and 14,461 square feet each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family and Recreation land use categories and is located at 354 & 356 Mitchell Drive in the community of Los Osos, in the Estero planning area. This project is exempt under CEQA.

County File Number: SUB2013-00037

Assessor Parcel Number: 074-081-034

Supervisory District: 1

Date Accepted: May 22, 2014

Cody Scheel, Project Manager

Recommendation: Approval

Cody Scheel, Project Manager: presents proposed project.

Bob Semenson, agent: states graphics were really nice. Also, states issue with Condition 2 suggests modifying condition.

Cody Scheel, Project Manager: states modifying condition is an option and staff will revise condition.

Frank Honeycutt: questions if the proposed project is required to hook up to the sewer with Bill Robeson, County Staff responding.

Bob Semenson, agent: comments on revising or deleting Condition 2.

Ellen Carroll: offers revised language for Condition 2.

Bill Robeson, County Staff: requests clarification on revised wording for condition 2.

Whitney McDonald, County Counsel: questions will this revised condition help at the Coastal Commission level.

Cody Scheel, Project Manager: reads revised condition 2 for the record.

Bob Semenson, Agent: suggests revised language.

The Subdivision Review Board approves Document Number: 2014-011_SRB granting Lot Line Adjustment / Coastal Development Permit (SUB2013-00037/COAL 13-0103) to GARY KARNER based on the Findings A through E. in Exhibit A and subject to the Conditions 1 through 12 with the revision of Condition 2 to read " No expansion to the existing dwellings shall occur prior to the project being connected to the community wastewater project." adopted.

Motion by: Aeron Arlin-Genet

Second by: Frank Honeycutt

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami				
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

PLANNING STAFF UPDATES

9. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

ADJOURNMENT

Next Scheduled Meeting: October 6, 2014, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Subdivision Review Board

Minutes will approved at the December 1, 2014 Subdivision Review Board meeting.